

AGENDA ITEM #_____

Jerry Coleman, P.L.

201 Front Street
Suite 203
Key West, FL 33040

Invoice submitted to:
Stacy DeVane
Monroe County Housing and Community
Development
c/o Marathon Airport
9400 Overseas Highway, Suite 200
Marathon FL 33050

5/12/2006

June 09, 2006

Workforce Comm.
Invoice # 10295

Professional Services

<u>Date</u>	<u>Description</u>	<u>Hrs/Rate</u>	<u>Amount</u>
5/1/2006 JC	Meet With J. Rockwell RE various ordinances	1.00 250.00/hr	250.00
JCR	Conference With J. Coleman RE advertising and ordinance schedule	1.00 175.00/hr	175.00
JCR	Review/revise 99 year lease	2.20 175.00/hr	385.00
JCR	Telephone call to N. Petrick; E-Mail To revised DRC advertising language	0.20 175.00/hr	35.00
JCR	Revise 9.5-122(c); E-Mail To N. Petrick	0.20 175.00/hr	35.00
JCR	E-Mail From and Message to N. Petrick RE DRC ads; review DRC agenda draft and Return E-Mail To N. Petrick	0.30 175.00/hr	52.50
5/2/2006 JC	Travel To and Travel From Marathon	2.80 250.00/hr	700.00
JC	Meet With Housing group	2.40 250.00/hr	600.00
JCR	E-Mails From and Return E-Mails To N. Petrick RE DRC ads	0.20 175.00/hr	35.00
JCR	Conference With N. Petrick RE DRC	0.10 175.00/hr	17.50

<u>Date</u>	<u>Description</u>	<u>Hrs/Rate</u>	<u>Amount</u>
5/2/2006 JCR	Travel To and Travel From Marathon RE affordable housing meeting - NO CHARGE	2.20 175.00/hr	385.00
JCR	Meet With E. Swift, S. Hutton, J. Coleman, J. Sanders, A. Joulani, D. Rice, R. Paros, T. Symroski and J. Paskalik	2.40 175.00/hr	420.00
JCR	E-Mail To J. Coleman AH notes	0.10 175.00/hr	17.50
JCR	Review/revise 99 year lease	1.90 175.00/hr	332.50
JCR	Review/analyze ordinance program response	0.20 175.00/hr	35.00
5/3/2006 JC	Telephone call from A. Tobin RE Land Trust - Upper Keys	0.20 250.00/hr	50.00
JC	Review/analyze 99 year lease; Telephone call with E. Swift	3.70 250.00/hr	925.00
JC	Return telephone call to Michael Cunningham	0.20 250.00/hr	50.00
JC	Telephone call from J. Smith RE RFP	0.50 250.00/hr	125.00
JC	Meet With S. Hutton and B. Shillinger - NO CHARGE	2.00 250.00/hr	500.00
JC	Review/analyze 99 year lease	0.50 250.00/hr	125.00
JCR	Message to and E-Mails From and E-Mails To N. Petrick RE various	0.30 175.00/hr	52.50
JCR	Telephone call with E. Swift RE 99 year leases	0.20 175.00/hr	35.00
JCR	Conference With J. Coleman RE 99 year lease	1.70 175.00/hr	297.50
5/4/2006 JC	Review/analyze and revise 99 year lease	4.30 250.00/hr	1,075.00

<u>Date</u>	<u>Description</u>	<u>Hrs/Rate</u>	<u>Amount</u>
5/4/2006 JCR	Draft/revise 99 year lease; Conference With J. Coleman; Telephone call with and E-Mail To J. Sanders	3.30 175.00/hr	577.50
5/5/2006 JC	Review/analyze 99 year lease	2.80 250.00/hr	700.00
JCR	Draft/revise 99 year lease	2.80 175.00/hr	490.00
JC	Telephone Calls With D. Rice, G. Neugent, S. Hutton, S. McCoy	1.80 250.00/hr	450.00
5/8/2006 JC	Draft/revise 99 year lease; Conference With J. Rockwell	3.20 250.00/hr	800.00
JC	Return telephone call to M. Browning; Telephone call with J. Sanders	1.50 250.00/hr	375.00
JCR	Draft/revise 99 year lease; Conference With J. Coleman	4.90 175.00/hr	857.50
JCR	Telephone call from D. Craig and J. Roberts RE density bonus ordinance	0.90 175.00/hr	157.50
JCR	Message from and Telephone call with J. Sanders RE 99 year lease; revise lease; E-Mail To J. Coleman, J. Sanders, S. Hutton, E. Hughes and E. Swift	1.50 175.00/hr	262.50
5/9/2006 JC	E-Mail From S. Seibert	0.10 250.00/hr	25.00
JC	E-Mail RE litigation planning - NO CHARGE	0.10 250.00/hr	25.00
JC	Telephone call to K. Metcalf; E-Mails To K. Metcalf and County Attorney	0.20 250.00/hr	50.00
JC	Conference With E. Scales RE affordable/Harris Act	0.30 250.00/hr	75.00
JC	Telephone call from S. Hutton RE Metcalf	0.30 250.00/hr	75.00
JCR	Plan & Prepare for ROGO transfer DRC meeting	1.60 175.00/hr	280.00
JCR	Travel To and Travel From Marathon for DRC	2.40 175.00/hr	420.00

Date	Description	Hrs/Rate	Amount
5/9/2006	DRC meeting	1.60	280.00
JCR		175.00/hr	
JCR	E-Mail To J. Coleman RE DRC recommendations; online research RE 380	0.20	35.00
		175.00/hr	
JCR	Message to E. Hughes	0.10	17.50
		175.00/hr	
5/10/2006	Message to S. Hutton RE PC meeting	0.10	25.00
JC		250.00/hr	
JC	Travel To PC meeting; review package	1.50	375.00
		250.00/hr	
JC	PC meeting	2.00	500.00
		250.00/hr	
JC	Travel From PC meeting; site visit to Overseas park	1.70	425.00
		250.00/hr	
JC	Conference Call with J. Sanders and J. Rockwell	0.30	75.00
		250.00/hr	
JC	Telephone call from D. Windle	0.40	100.00
		250.00/hr	
JCR	E-Mail From and Return E-Mail To E. Hughes	0.10	17.50
		175.00/hr	
JCR	Telephone call with J. Sanders RE Overseas agreement	0.20	35.00
		175.00/hr	
5/11/2006	Message to and Return telephone call RE litigation strategy - NO CHARGE	0.20	50.00
JC		250.00/hr	
JC	Conference Call with B. Calhoun and M. Rosch RE Big Coppitt	0.70	175.00
		250.00/hr	
JC	Telephone call with L. Long	0.10	25.00
		250.00/hr	
JC	Return telephone call to C. Bull	0.40	100.00
		250.00/hr	
JC	Conference Call with J. Rockwell and E. Swift RE 99 year lease	0.70	175.00
		250.00/hr	

<u>Date</u>	<u>Description</u>	<u>Hrs/Rate</u>	<u>Amount</u>
5/11/2006 JC	Brief D. Spehar RE housing	0.50 250.00/hr	125.00
JC	Brief M. McCoy RE housing and airport housing	0.20 250.00/hr	50.00
JC	Telephone call with K. Sorensen RE House Bill 1363	0.30 250.00/hr	75.00
JCR	Telephone call with E. Swift RE 99 year lease; revise lease	0.90 175.00/hr	157.50
JCR	Meet With D. Spehar RE housing briefing; Meet With S. McCoy RE housing and airport housing briefing	0.70 175.00/hr	122.50
5/12/2006 JC	Conference Call with J. Rockwell and H. Beckmann RE 9.5-120.4	0.60 250.00/hr	150.00
JC	Telephone call from and E-Mails To A. Matley RE update press inquiry - NO CHARGE	2.00 250.00/hr	500.00
JCR	Conference With J. Coleman RE 9.5-120.4; Telephone call with H. Beckmann	0.80 175.00/hr	140.00
JCR	Telephone call from J. Sanders RE 9.5-120.4; E-Mail To H. Beckmann RE lease; E-Mail To H. Beckmann, N. Petrick and J. Sanders RE 9.5-120.4	0.30 175.00/hr	52.50
5/13/2006 JC	E-Mails From various	0.10 250.00/hr	25.00
JC	E-Mail From JDH RE Sadowski funds; online research RE House Bill 1363; draft BOCC status report	2.40 250.00/hr	600.00
5/14/2006 JC	Telephone call from G. Patton RE affordable programs; E-Mail To G. Patton RE lease	0.40 250.00/hr	100.00
JC	E-Mails To Task Force, BOCC, County Atty/Staff; review House Bill 1363	2.00 250.00/hr	500.00
JC	Meet With J. Rockwell RE House Bill 1363 and BOCC Preparation	1.30 250.00/hr	325.00

<u>Date</u>	<u>Description</u>	<u>Hrs/Rate</u>	<u>Amount</u>
5/14/2006 JC	Prepare materials for C. Bull; E-Mails To C. Bull; C. Burnett; G. Patton; J. Bartus; S. Murphy; R. Jetton	2.00 250.00/hr	500.00
JCR	Conference With J. Coleman RE House Bill 1363 and affordable status for BOCC meeting	1.00 175.00/hr	175.00
5/15/2006 JC	Telephone call with S. Hutton RE 380 agreements	0.50 250.00/hr	125.00
JC	Conference Call with S. Hutton and D. Rice RE Overseas; Conference Calls with J. Sanders	3.10 250.00/hr	775.00
JC	Meet With B. Loewy RE Task Force, RFP and 380s	1.10 250.00/hr	275.00
JC	Draft/revise ordinances; Telephone Calls With T. Koenig, D. Rice, R. Jetton, J. Sanders and R. Shine	3.00 250.00/hr	750.00
JCR	Review emails from J. Coleman	0.20 175.00/hr	35.00
JCR	Review House Bill 1363	1.70 175.00/hr	297.50
JCR	Review/analyze and revise 99 year lease; E-Mail From S. Hutton with changes	1.60 175.00/hr	280.00
JCR	Review/analyze lease; Prepare for BOCC presentation	2.20 175.00/hr	385.00
5/16/2006 JC	E-Mails To R. Shine, M. Rosch and M. Castillo	0.50 250.00/hr	125.00
JC	Travel To BOCC Key Largo; Telephone Calls With T. Koenig, N. Petrick; revise Tradewinds agenda item; review lease; review House Bill 1363	2.50 250.00/hr	625.00
JC	Attend BOCC meeting	3.00 250.00/hr	750.00
JC	Travel From BOCC meeting	2.00 250.00/hr	500.00
JC	Online research RE deed restrictions; case law analysis	1.30 250.00/hr	325.00

<u>Date</u>	<u>Description</u>	<u>Hrs/Rate</u>	<u>Amount</u>
5/16/2006	Travel To and Travel From Key Largo for BOCC meeting - NO CHARGE	5.40	
JCR		175.00/hr	
	Attend BOCC meeting	2.30	
JCR		175.00/hr	
5/17/2006	Telephone call with S. Hutton RE leases; Tradewinds	0.20	
JC		250.00/hr	
	Telephone call with D. Rice RE leases, 380s	0.30	
JC		250.00/hr	
	Telephone call with J. Sanders RE leases, 380s	0.30	
JC		250.00/hr	
	Conference With J. Rockwell RE revising leases for 380s	0.20	
JC		250.00/hr	
	Meet With J. Rockwell; Conference Call with D. Spehar; revise lease	1.50	
JC		250.00/hr	
	Telephone call with C. Bull	0.10	
JC		250.00/hr	
	Conference Call with J. Wolfe and J. Rockwell RE Tradewinds; revise lease	0.70	
JC		250.00/hr	
	Meet With J. Rockwell RE lease version 6	0.60	
JC		250.00/hr	
	Draft/revise lease	0.80	
JC		250.00/hr	
	Review/analyze 380 agreement citizen article - NO CHARGE	0.20	
JCR		175.00/hr	
	Revise 99 year lease; research code; Telephone call with D. Spehar and J. Coleman; Telephone call with J. Wolfe and J. Coleman	6.20	
JCR		175.00/hr	
	Review/analyze letter from E. Swift	0.10	17.50
JCR		175.00/hr	
5/18/2006	Workforce emails to various	1.00	250.00
JC		250.00/hr	
	Telephone call to G. Patton	0.10	25.00
JC		250.00/hr	

<u>Date</u>	<u>Description</u>	<u>Hrs/Rate</u>	<u>Amount</u>
5/18/2006 JC	Conference Call with E. Swift RE lease; Conference With J. Rockwell and revise lease	2.50 250.00/hr	625.00
JC	Telephone call with R. Shine; Telephone call from S. Hutton; Telephone Calls With N. Petrick and J. Sanders	1.60 250.00/hr	400.00
JC	Draft/revise lease	1.80 250.00/hr	450.00
JCR	Conference With J. Coleman RE lease revisions; revise lease; Telephone call with E. Swift; Telephone call with R. Shine; Telephone call with S. Hutton	5.70 175.00/hr	997.50
JCR	Review/revise lease	3.00 175.00/hr	525.00
5/19/2006 JC	Citizen article; Telephone Calls To S. Hutton, J. Sanders, G. Patton; Messages to D. Rice; monitor US-1 interviews	2.00 250.00/hr	500.00
JC	Review/analyze Jolly Roger complaint	0.50 250.00/hr	125.00
JC	E-Mail To MC RE ROGO issue	0.30 250.00/hr	75.00
JC	E-Mail To Monroe County RE ROGO issue	0.20 250.00/hr	50.00
JC	Telephone call from S. McCoy; E-Mails To R. Shine and MC RE ROGO issue; E-Mails To Marathon attorneys; Message to J. Herin	0.70 250.00/hr	175.00
JC	Telephone call with E. Swift	0.40 250.00/hr	100.00
JC	Telephone calls to R. Shine and E. Scales RE Jolly Roger case	0.40 250.00/hr	100.00
JCR	Read Tradewinds article - Matley; read Jolly Roger ROGO ownership article - NO CHARGE	0.20 175.00/hr	35.00
JCR	E-Mail Jolly Roger article to J. Sanders, J. Coleman and S. Hutton - NO CHARGE	0.10 175.00/hr	17.50

<u>Date</u>	<u>Description</u>	<u>Hrs/Rate</u>	<u>Amount</u>
5/19/2006 JCR	Draft/revise lease	0.90 175.00/hr	157.50
JCR	Review/analyze Jolly Roger complaint	0.20 175.00/hr	35.00
JCR	Research TBR case cited in Jolly Roger complaint	0.10 175.00/hr	17.50
JCR	E-Mail To E. Hughes RE lease	0.10 175.00/hr	17.50
5/20/2006 JC	Meet With C. Bull RE Workforce Housing regional considerations	2.00 250.00/hr	500.00
5/21/2006 JC	Ordinance Preparation - 9.5-227; E-Mails To various	1.00 250.00/hr	250.00
5/22/2006 JC	Telephone call with S. DeVane; Telephone call with N. Cassell	0.70 250.00/hr	175.00
JC	Plan & Prepare for DRC and Overseas meetings	1.00 250.00/hr	250.00
JC	Telephone call with H. Beckmann; Message to and Telephone call with R. Jetton	0.40 250.00/hr	100.00
JC	Telephone call with S. Hutton RE ordinances	0.10 250.00/hr	25.00
JCR	Read Seahorse article - NO CHARGE	0.10 175.00/hr	17.50
JCR	Review/analyze City of Marathon Ordinance 05-2006	0.10 175.00/hr	17.50
JCR	Plan & Prepare for DRC meeting; Conference Call with R. Jetton	1.50 175.00/hr	262.50
JCR	E-Mail To S. Hutton and J. Sanders	0.10 175.00/hr	17.50
JCR	E-Mail To and E-Mail From N. Petrick RE emergency housing ordinance schedule; revise 120.4, 122.3(a)(5) and 122(c)	0.40 175.00/hr	70.00
JCR	E-Mail to H. Beckmann and C. Feagin RE 9.5-120.4 staff report	0.10 175.00/hr	17.50

Date	Description	Hrs/Rate	Amount
5/23/2006 JC	Meet With T. Willi, R. Paros and J. Rockwell RE budget - NO CHARGE	1.50 250.00/hr	375.00
JC	Plan & Prepare for Marathon meeting	0.50 250.00/hr	125.00
JC	Travel To and From DRC and Overseas meeting	2.40 250.00/hr	600.00
JC	Attend DRC and Overseas meeting	1.10 250.00/hr	275.00
JC	Meeting - Task Force	3.00 250.00/hr	750.00
JC	Meet With M. Cunningham and Larry RE Ramrod parcel - site visits	1.00 250.00/hr	250.00
JCR	Meet With Budget committee - NO CHARGE	1.50 175.00/hr	262.50
JCR	Travel To and Travel From Marathon - NO CHARGE	2.40 175.00/hr	420.00
JCR	Attend DRC and Workforce Housing meetings	3.70 175.00/hr	647.50
JCR	Meet With M. Cunningham and Larry; site vists - NO CHARGE	1.00 175.00/hr	175.00
5/24/2006 JC	Telephone Calls With J. Sanders, E. Hughes and J. Rockwell RE Park Village	0.30 250.00/hr	75.00
JC	Telephone Calls With and Return E-Mails To County Attorneys RE Jolly Roger	0.30 250.00/hr	75.00
JC	Meet With J. Rockwell RE 9.5-120.4	0.30 250.00/hr	75.00
JC	Return Message To M. Rosch	0.10 250.00/hr	25.00
JC	Return Message To M. Browning	0.10 250.00/hr	25.00
JC	Meet With J. Sanders, P. Rosasco, D. Craig and T. Symroski RE Tradewinds	1.50 250.00/hr	375.00

<u>Date</u>	<u>Description</u>	<u>Hrs/Rate</u>	<u>Amount</u>
5/24/2006 JC	Telephone call from J. Roberts RE median figure	0.10 250.00/hr	25.00
JC	Meet With J. Rockwell RE tradewinds comments - lease; Message to C. Hamlin	2.00 250.00/hr	500.00
JC	Meet With J. Rockwell RE lease; revise lease and E-Mail To Tradewinds; Conference Call with S. Smith RE lease	1.10 250.00/hr	275.00
JCR	Draft/revise 9.5-120.4 per DRC comments; E-Mail To H. Beckmann and C. Feagin and Conference With J. Coleman	0.80 175.00/hr	140.00
JCR	Conference With J. Coleman RE Tradewinds lease; Conference Call with J. Coleman and C. Hamlin's assistant; Telephone call with S. Hutton and J. Coleman	2.90 175.00/hr	507.50
JCR	E-Mail From A. Rider RE Tradewinds; Conference Call with and E-Mail To S. Smith RE lease	0.20 175.00/hr	35.00
5/25/2006 JC	Telephone Calls With S. DeVane; emails to various RE appraisals	0.40 250.00/hr	100.00
JC	Telephone call with S. Hutton and Message to and Telephone call with M. Rosch RE appraisals	0.90 250.00/hr	225.00
JC	Conference Call with B. Reid and S. Seibert	1.10 250.00/hr	275.00
JCR	E-Mails From J. Coleman RE Tradewinds; Message from and E-Mail To M. Cunningham RE lease	0.30 175.00/hr	52.50
JCR	Conference With H. Beckmann RE 9.5-122.3(a)(5) and 122(c); revise ordinances and E-Mail To H. Beckmann and C. Feagin; revise ordinance tracking chart	0.40 175.00/hr	70.00
JCR	Draft/revise planning commission staff reports for fractional ROGO, lot donation and ROGO transfer	1.70 175.00/hr	297.50
JCR	Telephone call with H. Beckmann RE 120.4 DRC comments	0.20 175.00/hr	35.00
JCR	Draft/revise lease with C. Hamlin's comments - Tradewinds	0.30 175.00/hr	52.50

<u>Date</u>	<u>Description</u>	<u>Hrs/Rate</u>	<u>Amount</u>
5/26/2006 JC	Telephone call from J. Marston; E-Mails To Overseas and Tradewinds attorneys	0.50 250.00/hr	125.00
JC	Meet With J. Rockwell RE 9.5-227; Telephone call with R. Paros RE appraisals	1.50 250.00/hr	375.00
JC	Review/revise 9.5-120.4 staff report	2.10 250.00/hr	525.00
JC	Meet With M. Browning RE Roy's Park	0.80 250.00/hr	200.00
JCR	Meet With R. Vasquez RE trailer park project	0.10 175.00/hr	17.50
JCR	Review/analyze 718.401, F.S. - Tradewinds	0.20 175.00/hr	35.00
JCR	E-Mail From and Telephone call to N. Petrick; Conference With J. Coleman RE emergency housing	0.60 175.00/hr	105.00
JCR	Conference With J. Coleman RE planning commission staff reports; revise reports and ordinances and E-Mail To N. Petrick	1.70 175.00/hr	297.50
JCR	Conference Call with R. Paros and J. Coleman RE appraisals	0.50 175.00/hr	87.50
JCR	Meet With M. Browning and J. Coleman	0.70 175.00/hr	122.50
5/27/2006 JC	Email to D. Rice and M. Browning; draft appraisal protocol	0.10 250.00/hr	25.00
5/29/2006 JC	Emails to various	0.50 250.00/hr	125.00
5/30/2006 JC	Travel To and Travel From Task Force meeting	2.40 250.00/hr	600.00
JC	Task Force meeting	3.00 250.00/hr	750.00
JC	Meet With E. Swift, E. Hughes and J. Rockwell	3.80 250.00/hr	950.00

Stacy DeVane

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Date	Description	Hrs/Rate	Amount
5/30/2006 JCR	E-Mail From E. Hughes modified lease; review lease; E-Mail From S. Hutton RE appraisals	0.70 175.00/hr	122.50
JCR	Meet With E. Swift, J. Coleman, E. Hughes and J. Sanders RE lease	3.70 175.00/hr	647.50
5/31/2006 JC	Draft/revise Park Village lease	2.80 250.00/hr	700.00
JC	Telephone call from R. Highsmith	0.10 250.00/hr	25.00
JC	Telephone Calls To M. Rosch	0.20 250.00/hr	50.00
JC	Telephone call with S. Hutton RE leases	0.50 250.00/hr	125.00
JC	E-Mail To E. Hughes	0.10 250.00/hr	25.00
JCR	Draft/revise lease per E. Hughe's comments	4.00 175.00/hr	700.00
JCR	Draft/revise 9.5-227 staff report and ordinance	0.30 175.00/hr	52.50
JCR	Conference With J. Coleman RE lease	3.30 175.00/hr	577.50
JCR	Telephone call with B. Highsmith - NO CHARGE	0.20 175.00/hr	35.00
JCR	E-Mail To J. Coleman RE 9.5-120.4 staff report	0.10 175.00/hr	17.50

Subtotal of charges

TOTAL AMOUNT NOT CHARGED

For professional services rendered

\$48,162.50

(\$3,777.50)

222.80 \$44,385.00

Additional Charges :

Date	Description
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5/3/2006 Federal Express fee - RFP 2006-03 (banker's box)

56.28 ✓



Date	Description	Amount
5/4/2006	Copy charge - 10 copies of RFP 2006-03	20.00
5/31/2006	Legal Library charges - (April 1-30 not invoiced last month \$33.14) + (May 1-30 \$119.94)✓	153.08
	Total additional charges	\$229.36 \$209.36
	Total amount of this bill	\$44,614.36
	Previous balance	\$59,438.31
	Accounts receivable transactions	\$44,594.36
5/30/2006	Payment - Thank You. Check No. 505315	(\$29,429.18)
	Total payments and adjustments	(\$29,429.18)
	Balance due	\$74,623.49

65804- 530310 \$44,594.36